



CITY OF
ISSAQUAH
WASHINGTON

Development Services

1775 – 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
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May 28, 2014

Jim Barta
KDC Architects
6975 SW Sandburg Rd.
Suite 100
Tigard, OR 97223

**Subject: IH Storage Antennas
910 NE High Street
File No. ASDP14-00007**

Dear Mr. Barta:

Enclosed is the City of Issaquah's recently finalized "Notice of Decision" approving your above referenced project with conditions. The City's conditions of approval are under the section "Decision Made" and the explanation for conditions is under the section "Reasons for Decision."

This Notice of Decision is not final approval of the project. The Building Permit is still required. Please contact the Permit Center at 837-3100 if you have questions about how to proceed with your project. Please also be advised that additional conditions may be required in accordance with other City permits.

This decision can be appealed. Appeals of this decision shall follow the procedures set forth in IMC 1.32 and shall be heard by the City's Hearing Examiner. A letter of appeal shall include the reason for the appeal along with a filing fee of \$500.00, which is required of appeals. All appeals shall be filed with the Permit Center of the Development Services Department by 5:00 p.m. on June 11, 2014. Please contact the Permit Center at 837-3100 for further information of the appeal procedure.

Thank you very much, and best of luck with your project.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

Christopher J. Wright
Project Oversight Manager

**CITY OF ISSAQUAH
DEVELOPMENT SERVICES DEPARTMENT
ADMINISTRATIVE SITE DEVELOPMENT PERMIT**

NOTICE OF DECISION

TO: Jim Barta
KDC Architects
6975 SW Sandburg Rd.
Suite 100
Tigard, OR 97223

New Cingular Wireless PCS, LLC
19801 SW 72nd Avenue
#200
Tualatin, OR 98134

RE: **IH Storage Antennas**
910 High Street
File No. ASDP14-00007

DATE OF DECISION: May 27, 2014

REQUEST: An application for an Administrative Site Development to install wireless communication facility antennas on the rooftop of the Issaquah Highlands Urban Self Storage building. The antennas will be behind screening shrouds, and the associated equipment will be within the building.

LOCATION: The project is located at 910 NE High Street, in the Issaquah Highlands.

DECISION MADE: On May 27, 2014, the Development Services Department conditionally approved the Administrative Site Development Permit (ASDP) for the above proposal. Approval of this application is based on the submittal of April 7, 2014, and is subject to the following conditions:

1. Prior to installation of the antennas and associated equipment, the Building Permit must be obtained.
2. The shrouds enclosing the antennas shall be painted or colored to match the darker body color of the existing building.
3. The antennas and all associated equipment shall be removed by the current operator within 6 months of the date it ceases to be operational or if the facility falls into disrepair.
4. The project must meet the requirements of the Federal Communications Commission and any other applicable Federal regulations.

REASONS FOR DECISION:

1. The subject site is less than three acres in size, and is authorized to be reviewed as an Administrative Site Development Permit (ASDP) under Appendix L of the Issaquah Highlands Two-Party Agreement.
2. Appendix B of the Development Agreement lists minor communication facilities under the Commercial land use category as part of the approved land uses. Development Area 3 allows commercial uses.
3. The project was determined to be SEPA exempt. Proposal to co-locate antennas on an existing structure located in a non-residential zone is exempt from SEPA review, per 197-11-800(25)(a)(i).
4. The ASDP project application and plans were routed to all project reviewing departments and divisions and their comments and concerns have been addressed in this Notice of Decision.
5. On April 28, 2014, notification of the proposed project was mailed to adjacent property owners within 300 feet of the project. The comment period expired on May 13, 2014. No written comment letters were received.
6. The applicants submitted written approval for the project from the High Streets at Issaquah Highlands Association, dated March 24, 2014.
7. The proposed antennas will be located on the roof of an existing 66-foot tall storage facility. This is consistent with City policy which encourages co-location of antenna arrays on existing structures in order to minimize the number of wireless communication support towers (IMC18.07.505.D). The new equipment will be located within the existing building.
8. The antennas and equipment would not generate significant noise, vibration, dust, glare, heat, smoke or odors. Approximately one vehicle trip per month would be needed for maintenance which would not result in traffic impacts.
9. Section 18.07.505 of the Issaquah Land Use Code lists the review criteria for Wireless Communication Facilities. As proposed and conditioned, the project meets the criteria listed in this section.
10. This Decision may be appealed to the City's Hearing Examiner within 14 days of this decision. Appeals of this Decision shall follow the procedures set forth in Section 1.32 and 18.04.250 of the Issaquah Municipal Code.


Christopher Wright, Project Oversight Manager


Date

EXHIBIT LIST:

1. File and Application, ASDP14-000007.
2. Vicinity Map.
3. Project Narrative, received April 7, 2014.
4. Plans and Elevations, received April 7, 2014.
5. Photographic Renderings, received April 7, 2014.
6. Frequency Analysis and Site Need Justification, received April 7, 2014.
7. Issaquah Highlands ARC Approval Letter, dated March 24, 2014.